

Document No. 1278
Adopted at Meeting of 1/23/69

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MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Director
DATE: January 23, 1969
SUBJECT: BOARD OF APPEAL REFERRALS

1278
1/23

Re: Petition No. Z-1349
George E. & Catherine M. Moore
159 Savin Hill Avenue, Dorchester

Petitioner seeks a variance to change occupancy from a one family dwelling to a two family dwelling in a Residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-2 Lot area for additional dwelling unit is insufficient	3000 sf/du	0

The property, located on Savin Hill Avenue at the intersection of Savin Hill Avenue and Playstead Road, contains a 2½ story frame dwelling. The petitioner states the building was purchased as a two family residence and has been occupied as such for many years. The petitioner, in effect, is seeking to legalize an existing condition. The proposal is consistent with the residential character of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1349, brought by George E. & Catherine M. Moore, 159 Savin Hill Avenue, Dorchester, for a variance of insufficient lot area for additional dwelling unit, to change occupancy from a one family dwelling to a two family dwelling in a Residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The proposal, which would legalize an existing condition, is consistent with the residential character of the neighborhood.



5968

JOHN LOTHROP
MOLEY

EL.
SCHOOL

68, 480

PARKING

SPRINGDALE

ST

PLAYSTEAD

ROAD

DENNY

STREET

CASPIAN

ALPINE

CASTLEROCK

SAVIN HILL

ROAD

GRAMPI

SOUTHW

5578

NEL PARK

Z-1349

159 SAVIN HILL AVE.

Re: Petition No. Z-1362
Avco Economic Systems Corp.
188 Geneva Avenue, Dorchester

Petitioner seeks a conditional use permit to change occupancy from a printing plant and offices to a printing plant, offices and day care nursery in a Light Manufacturing (M-1) District. The proposal would violate the code as follows:

Section 8-7. A day care nursery is a conditional use in an M-1 district.

The property is located on Geneva Avenue between Vaughan Avenue and Beechwood Street. The petitioner is presently constructing the printing plant and office building and would like to provide a day care facility within the structure. The proposal is appropriate and would provide a vital family service to employees of the building. Recommend approval.

VOTED: That in connection with Petition No. Z-1362, brought by Avco Economic Systems Corp., 188 Geneva Avenue, Dorchester, for a conditional use permit to change occupancy from a printing plant and offices to a printing plant, offices and day care nursery in a Light Manufacturing (M-1) District, the Boston Redevelopment Authority recommends approval. The petitioner is presently constructing the printing plant and office building and proposes to provide a day care facility within the structure. The proposal is appropriate and would provide a vital family service to employees of the building.

Re: Petition No. Z-1363
Tap Realty Trust
199 Strathmore Road, Brighton

Petitioner seeks three variances to change occupancy from 11 apartments to 14 apartments in an Apartment (H-1) District. The proposal would violate the code as follows:

		<u>Required</u>	<u>Proposed</u>
Section 14-2.	Lot area for additional dwelling unit is insufficient	1000 sf/du	0
Section 17-1.	Usable open space is insufficient.	400 sf/du	165 sf/du
Section 23-1.	Off street parking is insufficient.	3 spaces	0

The property, located on Strathmore Road near the intersection of Strathmore Road and Chestnut Hill Avenue, contains a three-story brick structure. The area is apartment-oriented with no off-street parking provided. The proposed increase in density is undesirable and would intensify the existing congested traffic conditions. Recommend denial.

VOTED: That in connection with Petition No. Z-1363, brought by Tap Realty Trust, 199 Strathmore Road, Brighton, for variances of insufficient lot area for additional dwelling unit, usable open space and off-street parking to change occupancy from 11 apartments to 14 apartments in an Apartment (H-1) District, the Boston Redevelopment Authority recommends denial. The proposed increase in density is undesirable and would intensify the existing congested traffic conditions.



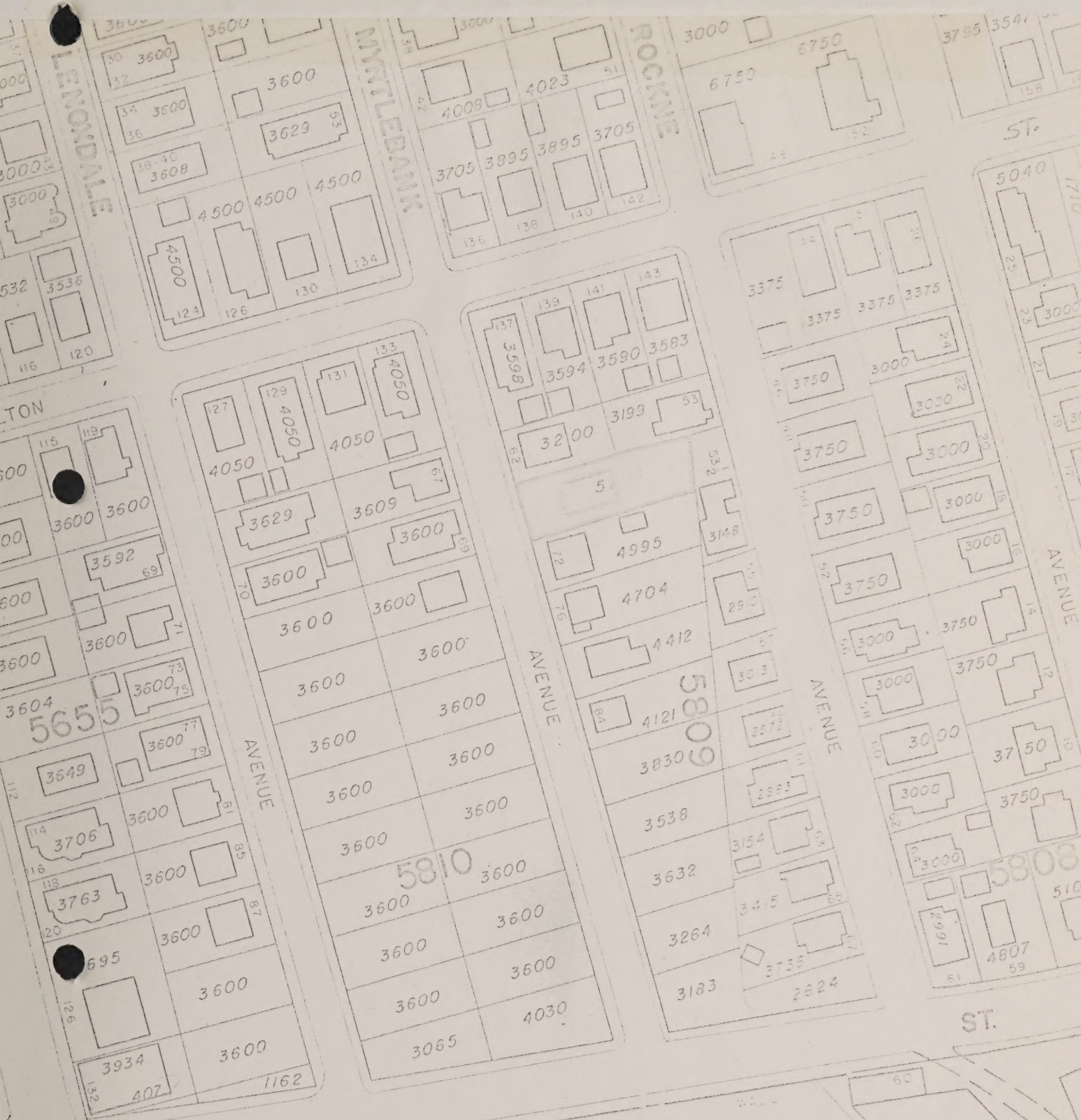
Re: Petition No. Z-1364
John Mullaney
70 Myrtlebank Avenue, Dorchester

Petitioner seeks two variances to erect a one family dwelling in a Residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 10-1 Parking in front yard not allowed in an R-.5 district		
Sect. 14-3 Lot width insufficient	50 ft.	40 ft.

The property, located on Myrtlebank Avenue near the intersection of Myrtlebank Avenue and Milton Street, contains 5286 square feet of vacant land. The staff has no objection to the proposed single family dwelling. It is of the opinion, however, that the petitioner has sufficient rear yard area to provide the necessary off-street parking space rather than in the front yard as is proposed. The proposal as submitted would be inappropriate. Recommend approval provided that the proposed off-street parking space is located within the rear yard.

VOTED: That in connection with Petition No. Z-1364, brought by John Mullaney, 70 Myrtlebank Avenue, Dorchester, for variances of parking not allowed in front yard and insufficient lot width to erect a one family dwelling in a Residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided that the proposed off-street parking space is located within the rear yard. The Authority has no objection to the proposed single family dwelling; however, it is of the opinion that the off-street parking space in the front yard would be inappropriate. The petitioner has sufficient rear yard area to satisfy the required off-street parking provisions.



HILL TOP

70 MYRTLEBANK AVE.

Z-1364

135,284

5811

34,370

Re: Petition No. Z-1367
Loy Wong
74 Kneeland Street, Boston

Petitioner seeks a variance to erect a two story building for stores and offices in a Light Manufacturing (M-8) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 20-1 Rear yard is insufficient	12 ft.	0

The property, located on Kneeland Street at the intersection of Kneeland and Hudson Streets opposite the Chinese Merchants Building, contains 1745 square feet of vacant land. The petitioner proposes to erect a commercial building on this irregularly shaped parcel. The shallowness of the lot prohibits the petitioner from complying with the rear yard zoning requirements. The staff approves of the development proposal but recommends that all loading and trash removals occur on the Hudson Street side of the building to avoid disruption of the existing traffic circulation on Kneeland Street. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1367, brought by Loy Wong, 74 Kneeland Street, Boston, for a variance of insufficient rear yard to erect a two story building for stores and offices in a Light Manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval provided that all loading and trash removal takes place on the Hudson Street side of the building to avoid disruption of the existing traffic circulation on Kneeland Street.

Re: Petition No. Z-1368
P. E. Murray Funeral Service Inc.
512 Centre Street, Jamaica Plain

Petitioner seeks a Conditional Use permit and four variances to erect a one story addition to a funeral home and dwelling in a Local Business (L-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-6	The extension of a Conditional Use requires a Board of Appeal hearing		
Sect. 14-2	Lot area for additional unit is insufficient	1500 sf/du	851 sf/du
Sect. 15-1	Floor area ratio is excessive	0.5	0.95
Sect. 18-1	Front yard is insufficient	15 ft.	7 ft.
Sect. 23-4	Off-street parking is insufficient	4 spaces	0

The property, located on Centre Street at the intersection of Centre Street and Spring Park Avenue, contains a 2½ story frame structure. The building is presently occupied as a Funeral Home and a one family dwelling. The petitioner proposes to erect the extension at the front left side of the structure for additional funeral chapels. The petitioner presently provides no off-street parking for his business and the proposal for expansion would intensify this traffic circulation problem. Recommend denial.

VOTED: That in connection with Petition No. Z-1368, brought by P. E. Murray Funeral Service Inc., 512 Centre Street, Jamaica Plain, for a Conditional Use permit and variances of excessive floor area ratio, insufficient lot area for additional unit, front yard and off-street parking to erect a one story addition to a funeral home and dwelling in a Local Business (L-.5) district, the Boston Redevelopment Authority recommends denial. The proposed expansion is undesirable as it would increase the existing deficiency of off-street parking facilities at this location.

Re: Petition No. Z-1369
Grossman Industrial Properties
225 Wm. F. McClellan Highway
East Boston

Petitioner seeks a non-conforming use permit and a variance to erect a twelve-story 240-unit motor hotel in an Industrial (I-2) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A hotel is Forbidden in an I-2 district		
Sect. 24-1 Off-street loading is insufficient	2 bays	0

The property is located on McClellan Highway between Addison and Boardman Streets and contains 261,377 square feet of vacant land. The petitioner proposes to erect a 12-story-240-unit motel with assessor's lounge, conference and banquet rooms, and swimming pool. The site for the proposed motel is located in an Industrial area of East Boston. The General Plan for Boston designates this site for future industrial use and the staff is of the opinion that the existing supply of industrial land in the city should be reserved for industrial development. The motel and attendant uses would be inconsistent with the General Plan and inappropriate for this industrial area. Access to the proposed motel is difficult to provide and would create serious traffic hazards along McClellan Highway.

Recommend denial.

VOTED: That in connection with Petition No. Z-1369, brought by Grossman Industrial Properties, 225 McClellan Highway, East Boston, for a non-conforming use permit and a variance of insufficient off-street loading bays to erect a 12-story-240 unit motor motel in an Industrial (I-2) district, the Boston Redevelopment Authority recommends denial. The General Plan for Boston designates this area for future industrial use. Therefore, it is the opinion of the Authority that the existing supply of industrial land in the city should be reserved for industrial development. The proposal is inconsistent with the General Plan and inappropriate for the area. Access to the proposed motel is difficult to provide and would create serious traffic hazards along McClellan Highway.



Re: Petition No. Z-1370
Edward Younis
41 Vershire Street, West Roxbury

Petitioner seeks a non-conforming use permit and a variance to change occupancy from two families to three families in a Single Family (S-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 9-2 A change in an existing non-conforming use requires a Board of Appeal hearing.		
Sect. 14-2 Lot area for additional dwelling unit is insufficient	4000 sf/du	1627 sf/du

The property, located on Vershire Street at the intersection of Vershire and Alleyne Streets, contains a one story and basement duplex dwelling. The petitioner proposes to convert the basement into an additional apartment. The increase in density is incongruous in this predominantly single family neighborhood.
Recommend denial.

VOTED: That in connection with Petition No. Z-1370, brought by Edward Younis, 41 Vershire Street, West Roxbury, for a non-conforming use permit and a variance of insufficient lot area for additional dwelling unit to change occupancy from two families to three families in a Single Family (S-.5) district, the Boston Redevelopment Authority recommends denial. The proposed increase in density is incongruous in this predominantly single family neighborhood.

2-1570

41 VERSHINE ST.
(W. H.)

Re: Petition No. Z-1365
Dr. D. Maiorana
4356 Washington Street, Roslindale

Petitioner seeks an extension of a non-conforming use and three variances to erect a one story addition to a dwelling and doctor's office in a Single Family (S-.5) and a Residential (R-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 9-1	Extension of a non-conforming use requires a Board of Appeal hearing		
Sect. 10-1	Parking not allowed within 5 feet of side lot line		
Sect. 18-1	Front yard is insufficient	25 ft.	13 ft.
Sect. 19-1	Side yard is insufficient	10 ft.	5 ft.

The property, located on Washington Street between Rosecliff and Albano Streets, contains a $1\frac{1}{2}$ story structure set back on a slight slope approximately 50 feet from Washington Street. The petitioner proposes to erect the addition at the front of the structure for occupancy as a doctor's office. The side yard violation is an existing condition. The proposal would conform with the existing building alignment along Washington Street. Recommend approval.

VOTED: That in connection with Petition No. Z-1365, brought by Dr. D. Maiorana, 4356 Washington Street, Roslindale, for an extension of a non-conforming use and variances of parking not allowed within five feet of side lot line and insufficient front and side yards to erect a one story addition to a dwelling and doctor's office in a Single Family (S-.5) and Residential (R-.5) districts, the Boston Redevelopment Authority recommends approval. The proposed extension would not have a detrimental effect on adjacent properties and would conform with the existing building alignment along Washington Street.

Re: Petition No. Z-1371
Exchange Realty Corporation
244 Brighton Avenue, Allston

Petitioner seeks a conditional use permit, a non-conforming use permit, and a variance to change occupancy from a factory to refinishing, storage, display, purchase and sale of new and used office furniture and related equipment; and for holding auctions for sale of goods, wares and merchandise in a Local Business (L-1) District. The proposal would violate the code as follows:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A furniture store is conditional in an L-1 District.		
Section 8-7. Display and sales space of a wholesale, jobbing or distributing house is forbidden in an L-1 District.		
Section 23-1. Off street parking is insufficient.	11 spaces	0

The property, located on Brighton Avenue at Union Square, contains a four story brick factory structure which is presently vacant. The staff has no objection to the proposed use but does object to the lack of off-street parking facilities. Auctions will generate traffic and, without adequate off-street parking, will intensify existing traffic congestion in the area. Recommend approval provided the off-street parking requirements are complied with.

VOTED: That in connection with Petition No. Z-1371, brought by Exchange Realty Corporation, 244 Brighton Avenue, Allston, for a conditional use permit, a non-conforming use permit and a variance of insufficient off-street parking to change occupancy from factory to refinishing, storage, display, purchase and sale of new and used office furniture and related equipment and for holding auctions for sale of goods, wares and merchandise in a Local Business (L-1) District, the Boston Redevelopment Authority recommends approval provided the petitioner complies with the off-street parking requirements. The proposed use is acceptable, however, it will generate the need for adequate off-street parking facilities which must be satisfied.



